



LIVING WITH HISTORY

Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property 1921 N. 2ND ST. Brewers Hill Historic District
Description of work Applicant has already begun the rehabilitation of this house mistakenly thinking he had a Certificate of Appropriateness.

The proposed work will include:

New clapboard siding

New roofing will be installed.

New wood windows will be installed.

A rear addition had been constructed at some point on the rear to allow for enclosed egress from the second story. This has been removed and the exterior door will be removed.

Date issued 7/8/2016 PTS ID 112042 COA Rehab Exterior

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

- 1) **New cedar clapboards will be installed matching the 4-1/2 inch lap currently on the house.**
- 2) **New roofing will be installed. Roofing can be 3-tab or dimensional shingles, in a color that resembles weathered wood. No black or light color shingles are allowed. Gutters will be half-round.**

3) New wood sash windows will be installed. The windows at the lower front feature arched one-over-one sash. Side windows feature rectangular 2-over-two sash. They will match the dimensions of the originals and fit the openings. Windows at the upper front feature gabled pediments and will be retained but returned to historic character.

5) The new front door will match the original as shown attached.

6) It appears that the water table has been removed in prior remodelings. It should be reconstructed as shown attached.

NOTE: Work on the rear of the house, to include the closing up of the upper story door and a new porch, will require drawings and a separate COA application. A separate COA will be issued for that work. No front porch work to be done without working with staff. The current porch is not appropriate.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: carlen.hatala@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

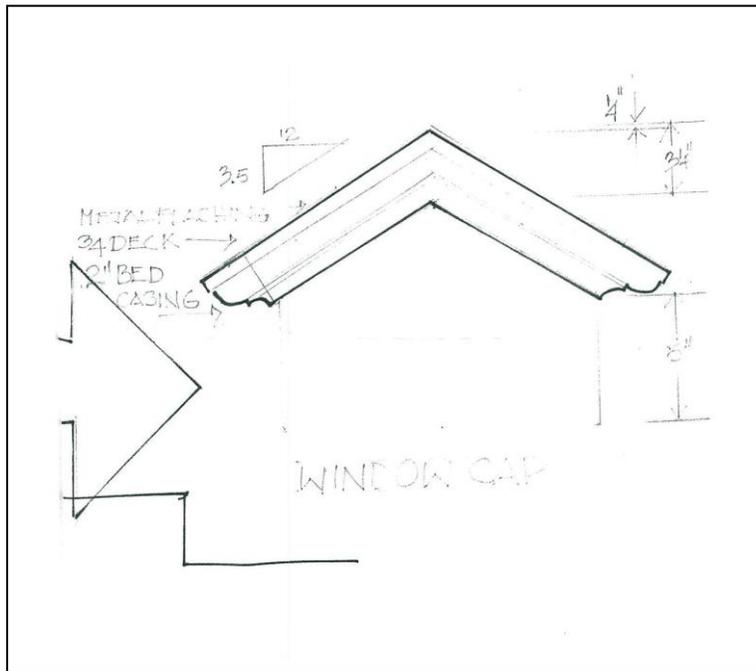
Copies to: Development Center, Ald. Milele Coggs, Contractor , Inspector Peter Schwartz (286-2537)



The condition of the house in the early 1980s.



The front door with transom was original until the 1980s and has been replaced. It is the intent to install a new wood door. The door will match this original and the transom will be retained.

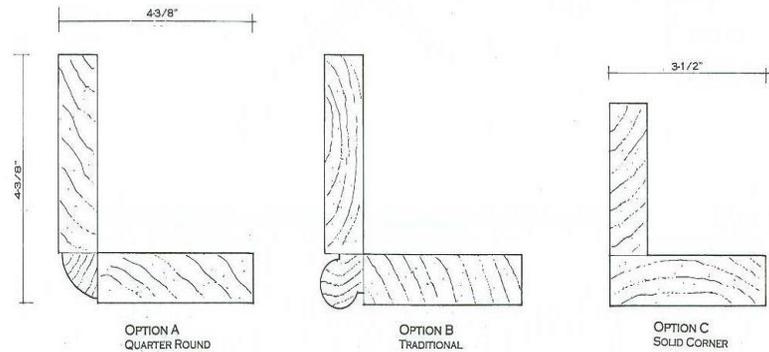


House as it appears today.
Window tops will match the
design as shown above.





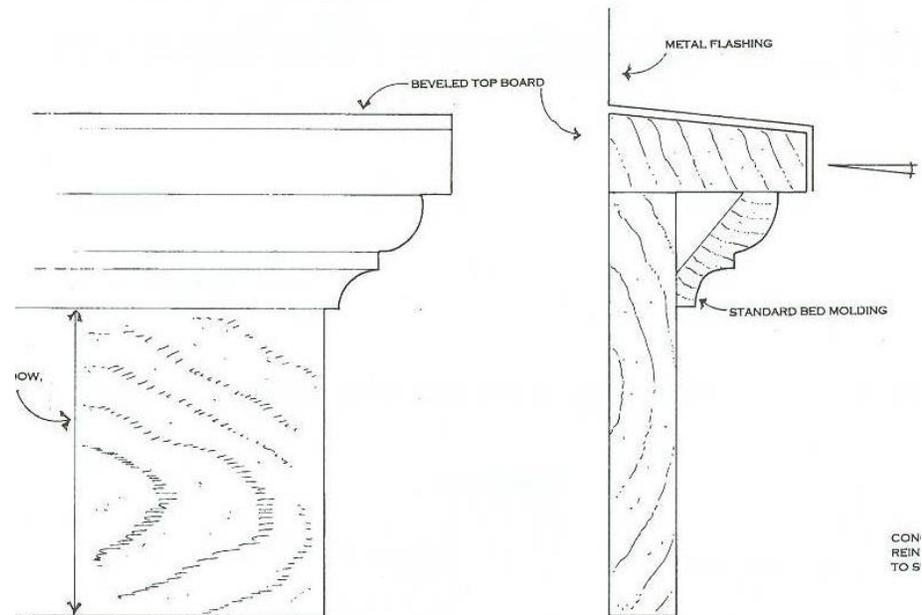
Clapboards will be replaced with new cedar siding. Corner boards can be built according to one of the designs below.



CORNER BOARDS
FULL SIZE



Note 2-over-2 sash. Window tops should be crowned with moldings that will shed water as shown below.

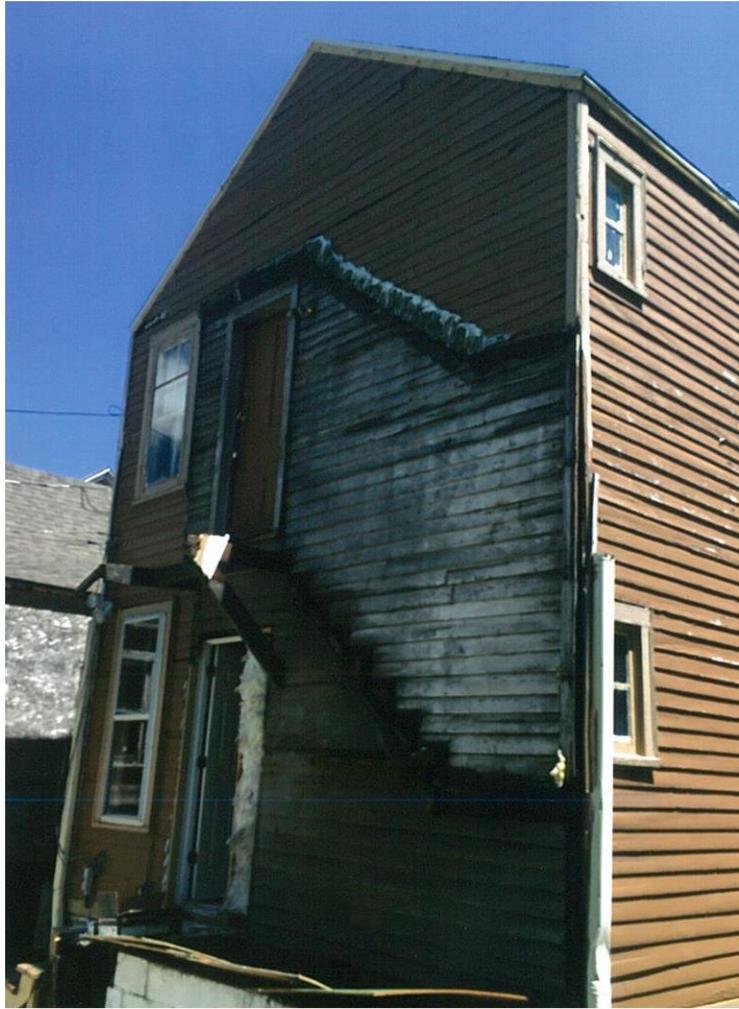


WINDOW AND DOOR TOPS
FULL SIZE

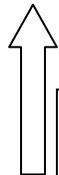
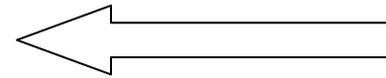
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Water table will be added to help shed water





Rear structure that enclosed porch as of mid-June 2016.



After the rear structure was removed. A separate COA will be issued for the rear elevation after drawings are submitted for closing up the upper doorway and building a new porch at the first story.



New clapboards will have same exposure as the originals.



Semco Windows & Doors

PO Box 378 Phone: (800) 933-2206
 Merrill, WI 54452 Fax: (800) 456-2206
 www.semcowindows.com

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 QUOTATION
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BILL TO:

Senn Plywood
 16550 W Glendale Drive

New Berlin WI 53151
 Phone: 262-786-1200 Fax: 262-786-3874

SHIP TO:

Senn Plywood
 Tom Senn
 16550 W Glendale Drive

New Berlin WI 53151
 Phone: 262-786-1200 Fax: 262-786-3874

QUOTE NAME	PROJECT NAME	CUSTOMER PO#	PRINT DATE
midwest construction	1921 North 2nd Street		6/30/2016
QUOTED BY	Salesperson	Bid By	QUOTE NUMBER
Michelle Senn			3856

Customer Comments:

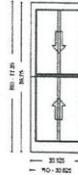
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100-1			1	

RO:

30.625" X 77.25"
 Overall Frame Size
 30.125" X 76.75"

Comment/Room:
 None Assigned

Complete Unit, Pine<>
 Wood Double Hung Operating, Product Code = DW****<>
 DW****<>
 Sash Split = Even, Frame Width = 30.125, Frame Height = 76.75<>
 Primed Ext, Snow Blanc Int, Std Hdw, White Hdw, White JBLN<>
 Insulated, Clear, No Tint<>
 1 1/4" SDL w/Spacer Bar, Colonial, 2W1H<>
 Ext Casing/BKMD = None, Sill Nose Profile = None, Jamb Wth = 6 9/16", Jamb
 Extn Shipped Loose, Prep for Stool<>
 Clr Opening Wth = 26.75, Clr Opening Hgt = 32.90137, Clr Opening Sq Ft =
 6.111887Product Code = DW****



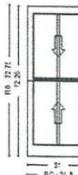
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200-1			5	

RO:

31.5" X 72.75"
 Overall Frame Size
 31" X 72.25"

Comment/Room:
 None Assigned

Complete Unit, Pine<>
 Wood Double Hung Operating, Product Code = DW****<>
 DW****<>
 Sash Split = Even, Frame Width = 31, Frame Height = 72.25<>
 Primed Ext, Snow Blanc Int, Std Hdw, White Hdw, White JBLN, Full Scr, , Chel
 FBG Mesh Scr, ScreenColor = Bright White<>
 Insulated, Clear, No Tint<>
 1 1/4" SDL w/Spacer Bar, Colonial, 2W1H<>
 Ext Casing/BKMD = None, Sill Nose Profile = None, Jamb Wth = 6 9/16", Jamb
 Extn Shipped Loose, Prep for Stool<>
 Clr Opening Wth = 27.625, Clr Opening Hgt = 30.65137, Clr Opening Sq Ft =
 5.880168Product Code = DW****

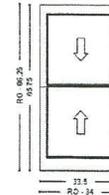


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midwest construction	1921 North 2nd Street		6/30/2016
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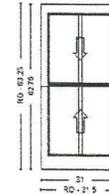
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300-1			2	

RO: Complete Unit, Pine<>
 34" X 66.25" Wood Double Hung Operating, Product Code = DW****<>
Overall Frame Size DW****<>
 33.5" X 65.75" Sash Split = Even, Frame Width = 33.5, Frame Height = 65.75<>
Comment/Room: Primed Ext, Snow Blanc Int, Std Hdw, White Hdw, White JBLN, Full Scr, , Chcl
 None Assigned FBG Mesh Scr, ScreenColor = Bright White<>
 Insulated, Clear, No Tint<>
 Ext Casing/BKMD = None, Sill Nose Profile = None, Jamb Wth = 6 9/16", Jamb
 Extn Shipped Loose, Prep for Stool<>
 Clr Opening Wth = 30.125, Clr Opening Hgt = 27.40137, Clr Opening Sq Ft =
 5.732406Product Code = DW****



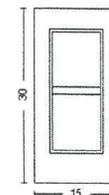
LineItem #	Description	List Price	Quantity	Extended Price
400-1			5	

RO: Complete Unit, Pine<>
 31.5" X 63.25" Wood Double Hung Operating, Product Code = DW****<>
Overall Frame Size DW****<>
 31" X 62.75" Sash Split = Even, Frame Width = 31, Frame Height = 62.75<>
Comment/Room: Primed Ext, Snow Blanc Int, Std Hdw, White Hdw, White JBLN, Full Scr, , Chcl
 None Assigned FBG Mesh Scr, ScreenColor = Bright White<>
 Insulated, Clear, No Tint<>
 1 1/4" SDL w/Spacer Bar, Colonial, 2W1H<>
 Ext Casing/BKMD = None, Sill Nose Profile = None, Jamb Wth = 6 9/16", Jamb
 Extn Shipped Loose, Prep for Stool<>
 Clr Opening Wth = 27.625, Clr Opening Hgt = 25.90137, Clr Opening Sq Ft =
 4.968927Product Code = DW****



LineItem #	Description	List Price	Quantity	Extended Price
500-1			4	

RO: Complete Unit, Pine<>
 15.5" X 30.5" Wood Double Hung Stat, Product Code = DWP****<>
Overall Frame Size DWP****<>
 15" X 30" Frame Width = 15, Frame Height = 30<>
Comment/Room: Primed Ext, Snow Blanc Int<>
 None Assigned Insulated, Clear, No Tint<>
 1 1/4" SDL w/Spacer Bar, Colonial, 1W2H<>
 Ext Casing/BKMD = None, Sill Nose Profile = None, Jamb Wth = 6 9/16", Jamb
 Extn Shipped Loose, Prep for StoolProduct Code = DWP****





Senn Plywood
16550 W Glendale Drive

New Berlin

WI 53151

262-786-1200

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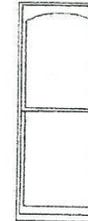
Phone:

Fax:

QUOTE NAME	PROJECT NAME	CUSTOMER PO#	PRINT DATE
820470	Unassigned Project		6/30/2016
QUOTED BY	Salesperson	Bid By	QUOTE NUMBER
Dave Voelz			3973

Line/Item #	Description	Net Price	Quantity	Extended Price
100-1			2	

RO: Special Complete Unit, Pine<>
 30.75" X 77.25" Wood Double Hung Operating, Product Code = DW****<>
 Overall Frame Size DW****<>
 30.25" X 76.75" Sash Split = Even, Frame Width = 30.25, Frame Height = 76.75<>
 Comment/Room: Primed Ext, Snow Blanc Int, Std Hdw, White Hdw, With Fingerpulls, White
 None Assigned JBLN, Full Scr, , Chcl FBG Mesh Scr, ScreenColor = Bright White<>
 Insulated, Clear, No Tint<>
 Ext Casing/BKMD = None, Sill Nose Profile = Standard, Jamb Wth = 6 9/16",
 Jamb Extn Shipped Loose, Prep for Stool<>
 Clr Opening Wth = 26.875, Clr Opening Hgt = 32.90137, Clr Opening Sq Ft =
 6.140448Product Code = DW****



*FRONT - Lower
Windows*